

RESOLUTION NO. CR-02-04

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR HOLTON PARK LOCATED NORTH OF ORDERS ROAD AND WEST OF SOUTHERN GROVE

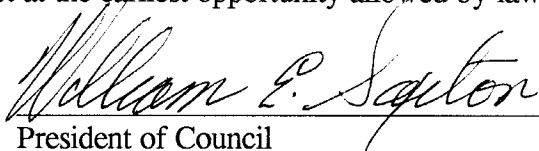
WHEREAS, on December 9, 2003, the Planning Commission approved the Development Plan for Holton Park, with the following stipulations:

1. Gutters and windows will have an opportunity for optional colors other than plain white;
2. The fence section of the Text will be amended to read "No Stockade Fence" and that consideration will be given to using a wrought iron or ornamental type fence;
3. Consideration will be given to enhancing the entry feature. Entry feature area is to be irrigated. Expand upon and improve the landscaping plan for the entry feature;
4. A separate development plan will be submitted for the proposed Holton Run amendment;
5. A Homeowner's Association will be created prior to construction.

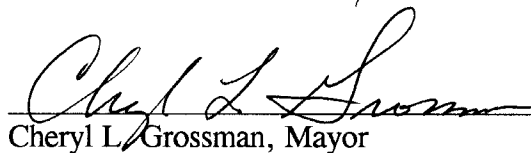
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Preliminary Development Plan for Holton Park, contingent upon the stipulations set by Planning Commission.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



President of Council



Cheryl L. Grossman, Mayor

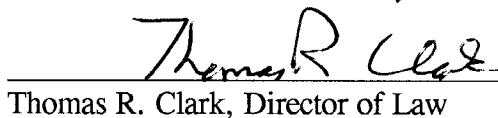
Passed: 01-05-04
Effective: 01-05-04

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.



Thomas R. Clark, Director of Law

CR-02-04

HOLTON PARK

35.25± ACRES, BETWEEN ORDERS AND HARRISBURG PIKE

GROVE CITY, OHIO

PUD with R-2 Standards

**Homewood Corporation
750 Northlawn Drive
Columbus, OH 43214**

PRELIMINARY DEVELOPMENT **PLAN TEXT**

(FOR 35.25± ACRES OF SINGLE FAMILY LOTS AND OPEN SPACE)

November 25, 2003

I. INTRODUCTION:

The Homewood Corporation is submitting this Development Plan application for 35.25± acres to include single-family lots and open space. The site is located along the east side of Harrisburg Pike, south of the Holton Run Subdivision. A portion of the site abuts properties within Jackson Township (the Southern Grove Subdivision.).

II. DEVELOPMENT STANDARDS (RESIDENTIAL 35.25 ± ACRES):

100% of the single family lots shall meet the Residential District Minimum Requirements for R-2 lots (80' foot minimums). The average lots size in the community is 11,500 square feet.

The applicant /owner of the property will commit to the development of the property in accordance with the Development Plan and Text. The development plan will become a part of the resolution and will be subject to variation in accordance with final engineering.

Single Family Architectural Standards:

1. Roofs: No flat roofs shall be permitted on any residential structure or accessory building.
2. Building Heights: Building height shall not exceed 35'.
3. Fences: Fences or walls shall be constructed of wood, stone or brick only, and in no event shall chain link or other metal or wire fencing be permitted; EXCEPTION: There is an express exception to the prohibition of metal fences. In the case of an approved in ground pool, five foot aluminum or wrought iron/ornamental fences typical of those installed around such pools, shall be reviewed and may be approved by the Design Review Board.
4. Landscaping: A typical landscape plan for the homes is included in the Development Plan Drawings which shall be submitted to, reviewed, and approved, by the City's Urban Forester as part of the Development Plan approval.
5. Lighting: Interior street lighting will be on alternating sides of the street. All lighting shall be decorative cut-off, down or up-cast as required by Grove City ordinances. See Plan for details.
6. Mail Boxes: Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on the Plan.
7. Square Footages: Homes will have minimum square footages of 1,800 square feet for ranches and 2,000 square feet for two story homes.

8. Materials: Minimum exterior materials shall include but not be limited to:

- a. Shingles: GAF 25 year three tab
- b. Siding: Reynolds Easy Street
- c. Brick: Numerous types
- d. Gutters: White Alcoa
- e. Trim: LP Smart Trim
- f. Entry Door: Therma Tru Builder Series
- g. Windows: White Silverline
- h. Garage Doors: Clopay 16' x 7' non-insulated , raised panel
- i. Soffit and Fascia: LP Smart Trim
- j. Flashing: 16 Gauge Apron Flashing

9. Diversity. In order to prevent excessive duplication of any particular home style, no home having the same house plan and same elevation may be built with less than two lots between them or directly across the street from the other. No home having the same house plan, even with a different elevation, may be built side-by-side or directly across the street. Home siding colors cannot be repeated side-by-side.

Off site Improvements:

A project entry sign shall be located along Orders Road. The proposed sign(s) shall be located on either side of the entry drive and shall not obstruct views to vehicular traffic or inhibit access to the property. All other signage shall comply with the City of Grove City ordinances. Construction of these off site improvements shall be completed in Phase I as indicated on the Development Plan.

Landscaping:

- 1. All landscaping shall comply with the regulations of the City of Grove City Development Procedures.
- 2. Street Trees shall be provided in accordance with Chapter 1136 of the City of Grove City Development Procedures.
- 3. No stockade type fencing is permitted.
- 4. A 30' landscape buffer shall be provided along Orders Road as indicated on the Development Plan.

Roads and Circulation:

- 1. One point of ingress/egress shall be provided from Orders Road.

2. Holton Park shall have one active connection to Holton Run to the north.
3. Pursuant to past requests made by Jackson Township Fire Department, a stub street shall be required to connect with Southern Grove as indicated on the Development Plan. The stub street shall be required to have bollards installed at its terminus. These bollards may be removed by the Fire Department in case of an emergency.
4. Additional points of ingress and egress are identified on the Development Plan.

III. Open Space:

1. The site's $6.69 \pm$ acres of open space acreage shall be maintained by the Homeowners Association.
2. The open space is located along both sides of the Holton Run drainage swale. These open space areas will contain newly created detention ponds that will serve as storm water management for the site. Walking paths will connect from the neighborhood and be located around the pond perimeters where feasible.
3. All attempts will be made to preserve existing trees and vegetation along the shared property edge where grading and drainage permit.


IV. GENERAL PROVISIONS:

1. The applicant/developer shall conform to the City of Grove City requirements regarding storm water management and sanitary sewers.
2. Homeowner Association responsibilities: A homeowners association will be formed for the entire $35.25 \pm$ acre site prior to $\pm 90\%$ of the lot closings. The Association's responsibilities will include the maintenance of all common areas not owned by the City including, but not limited to, entrance features, landscaping and the maintenance and care of reserves as set forth on the Development Plan.
3. The following accessory structures are prohibited:
 - a. Above ground pools
 - b. Antennas
 - c. Satellite dishes over 24" in diameter
 - d. Outdoor storage units/utility sheds

PENALTY

Violation of any of the above shall be deemed a violation per the provisions of Section 1131.99 of the Codified Ordinances.

Applicant, or itself, its successors and assigns, including successors owners of the Property, do hereby agree to abide by the above restrictions and conditions contained in this Test.



John C. Hanks
General Counsel/Secretary
Homewood Corporation

11/25/03
Date

Approved:

By:
Its:

Date